

MINUTES

Citizen's District Council Meeting
City of Muskegon CDBG
Conference Room 203
Muskegon, Michigan
Thursday, November 7, 2013

CALL TO ORDER

The meeting was called to order by the Chairman, Tom Pastoor, at 5:45 p.m.

ROLL CALL

Roll call was taken by Laura Hichue

Present:	Tom Pastoor, Addie Sanders-Randall, Rosalind Ford, Kim Burr
Excused:	Chris Carter
Absent:	Billie Quinn, Commissioner Markowski
Staff Present:	Oneata Bailey, Laura Hichue

Mr. Pastoor introduced the new member on the board, Kim Burr, to the other board members and explained the Board's purpose, which was primarily being an advisory group to the City Commission, that oversees the federal monies the City receives and how it is spent.

APPROVAL OF MINUTES

Rosalind Ford made a motion to approve the minutes from the May 7, 2013, meeting. Addie Sanders-Randall seconded the motion which passed unanimously.

OLD BUSINESS

• 10 YEAR LIMITATION CLARIFICATION

Oneata reviewed the changes that were made to the program from the previous meeting that there were some households that were coming to the department multiple times for assistance and some households had several liens on the property. With the limited amount of money the City was receiving to use throughout the city, the Board came up with a way to be able to be fair and say no. The Board decided to allow only 1 service every 10 years. The example that was used in May was a "forever lien", which meant a total rehab except for a roof, and would that homeowner be able to receive another service, in this case, a new roof.

The question for the Board today is this limitation for the owner, the family or the property itself.

Mr. Pastoor asked that when they sell the property, if there is a lien is it paid off.

Oneata stated yes, the City receives the money and the lien is paid off; but now there may be a new buyer that may need a service. Does the 10 year limitation go with the property or the family? There have been properties where the child of the owner moves in after the parent has passed requesting service.

Mr. Pastoor wondered if it could be both; if the person who got the services passed away and the family decides to sell, the City receives the money back at the sale. He then wondered if the new buyer should be penalized if the liens are paid off.

Mrs. Burr said there should be proof that it was an actual sale and not a relative or someone trying to get around the system. She considered it as a clean slate and the liens were paid off at the sale, the new buyer if they qualify, should be able to get assistance.

Mr. Pastoor asked what if the house is not sold and a family member moves into the house.

Oneata said that has happened and there is a situation where there is no lien on the property but family members move in and ask for more assistance.

After discussion among members, Oneata stated that the question before the Board today is regarding the 10 year limitation, does it apply to the owner or the house.

Mr. Pastoor stated that is why he mentioned "both" previously; 10 years for the individual and 10 years for the home. He stated that with the minimal amount of money available, why should one person or one home get it all.

Further discussion took place with different scenarios of people requesting assistance. Mr. Pastoor asked if this would need to be approved by the City Attorney.

Oneata stated she did not believe that would be necessary. The Board has already changed the policy to the 10 year limitation and this would just be a clarification.

Mrs. Burr moved that the 10 year limitation be clarified to be for the person (family) of the household and that there must be a true sale of the property and all liens released before honoring the new owner's request for assistance if within the 10 year time limit.

Mrs. Sanders-Randall seconded the motion which passed unanimously by the members present.

NEW BUSINESS

- **No New Business**

STAFF REPORTS

- **Forever Liens**

Oneata explained that there were just a few Forever Liens with the City; these were liens for total rehabs. Half of the lien was forgiven and a portion of the other half was paid back and the other portion became a lien forever until the property is sold.

It was previously asked in May how many there were and currently there are 4. Three of them are under \$6,000 and the other is \$24,000. Payments are being made on these liens.

Mr. Pastoor wanted to bring himself up to date on what was happening with this year's funds. Oneata explained there were 15 roofs done and some are still to be done in the upcoming weeks. She stated they were seeing if there would be a lot of furnaces.

Mr. Pastoor asked about vinyl siding. Oneata stated that there was one completed and another underway.

Mr. Pastoor asked about the CHDO's. Oneata stated that the agreements had been signed and all 3 agencies, Habitat for Humanity, Community enCompass, and Trinity Housing, were waiting to get their projects solidified and in order before proceeding.

ADJOURNMENT

Mrs. Ford moved to adjourn the meeting and was seconded by Mrs. Sanders-Randall.

The meeting adjourned at 6:15 p.m.

Next meeting: December 3, 2013